



City of El Paso – City Plan Commission Staff Report

Case No: SUSU14-00122 Montana Hotel
Application Type: Major Combination
CPC Hearing Date: January 8, 2015
Staff Planner: Alfredo Austin, (915) 212-1604, austinaj@elpasotexas.gov
Location: South of Montana and East of Mescalero
Acreage: 1.56
Rep District: 3
Existing Use: Commercial
Existing Zoning: C-4 (Commercial)
Proposed Zoning: C-4 (Commercial)
Nearest Park: Normandy Park (0.31 miles)
Nearest School: Hughey Elementary (0.17 miles)
Park Fees Required: \$1,570.00
Impact Fee Area: This property is not located in an Impact Fee Service Area.
Property Owner: Francis & Marie Khoury
Applicant: Francis & Marie Khoury
Representative: Sitework Engineering

SURROUNDING ZONING AND LAND USE

North: C-4 (Commercial)
South: C-4 (Commercial)
East: C-4 (Commercial)
West: C-4 (Commercial)

PLAN EL PASO DESIGNATION: G4, Suburban (Walkable)

APPLICATION DESCRIPTION

The applicant proposes to subdivide approximately 1.56 acres of land for a commercial lot. Access to the subdivision will be from Mescalero Drive and Montana Avenue. The applicant has submitted a waiver for roadway improvements along Montana Avenue which is designated as a major arterial in the Major Thoroughfare Plan. This subdivision is being reviewed under the current subdivision code.

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee recommendation is pending for Montana Hotel Subdivision on a Major Combination basis, subject to the following comments:

1. Because of size and zoning of this plat we need either a TIA or a TIA waiver in order to recommend approval. Coordinate with Tony Do at EPDOT (915)212-7029.

2. Coordinate with TXDOT as Montana is TXDOT ROW.

Planning & Inspections Department - Planning Division

Staff recommendation is pending for Montana Hotel on a Major Combination basis.

Planning & Inspections Department - Land Development

We have reviewed subject plats and recommend Approval.

The Developer/Engineer shall address the following comments.

1. Verify note 1 on preliminary plat. Benchmark is different from the final plat.
2. Provide flow pattern to legend and identify existing/proposed.
3. Storm sewer flows into Mescalero Dr. Drain; verify if it's designed to accommodate the runoff.

Parks and Recreation Department

We have reviewed **Montana Hotel Subdivision**, a major combination plat map and offer Developer / Engineer the following comments:

Please note that this subdivision is zoned "C-4" meeting the requirements for Non-residential uses as well as for Multi-family dwellings use with a minimum lot area of 750 sq. ft. per dwelling however, applicant has submitted preliminary covenants restricting the use to general commercial (Non-residential) purposes only and prohibiting all residential uses therefore, "Park fees" will be assessed as follows:

1. **If** gross density waiver is granted by the Planning Department or designee and a copy of the final recorded covenants is provided restricting all residential uses, then applicant shall be required to pay "Park fees" in the amount of **\$1,570.00** based on Non-residential subdivision requirements calculated as follows:

Non-residential acreage 1.57 (rounded to two decimals) @ \$1,000.00 per acre =
\$1,570.00

Please allocate generated funds under Park Zone: **C-5**

Nearest Parks: **Normandy Park**

If density/acreage is increased /decreased or the property zoning /use changes, then "Park /fees" will be re-assessed based on applicable conditions.

El Paso Water Utilities

1. El Paso Water Utilities (EPWU) does not object to this request.
2. Montana Avenue is a Texas Department of Transportation (TxDOT) right-of-way. All proposed water and sanitary sewer work to be performed within Montana Avenue right-of-way requires written permission from TxDOT.

Water:

3. There is an existing 12-inch diameter water main extending along Mescalero Drive that is available for service, the water main is located approximately 16.5 feet east from the center line of the right-of-way.
4. There is an existing 12-inch diameter water main extending along Montana Avenue, the water main is located approximately 65-ft north from northern subject property line.

5. EPWU records indicate a 2-inch water meter serving the subject property. The service address for this meter is 6300 Montana Avenue.

Sanitary Sewer:

6. There is an existing 8-inch diameter sanitary sewer main extending along Mescalero Drive that is available for service, the sewer main is located approximately 3-ft west from the center line of the right-of-way.

7. There is an existing 10-inch diameter sanitary sewer main extending along Montana Avenue that is available for service, the sewer main is located approximately 33-ft south from the center line of the right-of-way.

General:

8. Water service to the subject Property can be provided by the water system mentioned above, however, the EPWU's sanitary sewer system that extends along Montana Avenue has limited excess capacity. An analysis of the sanitary sewer system downstream of the subject Property must be conducted prior to EPWU to committing to provide sanitary sewer service. The EPWU needs the projected water demand and sanitary sewer flows to conduct the analysis. Please forward this information to EPWU as soon as possible.

9. EPWU requires a new service application to provide service to the property. New service applications are available at 1154 Hawkins, 3rd floor and should be made 6 to 8 weeks in advance of construction to ensure water for construction work. A site plan, utility plan, grading and drainage plans, landscaping plan, the legal description of the property and a certificate-of-compliance are required at the time of application. Service will be provided in accordance with the current EPWU – PSB Rules and Regulations. The applicant is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

EPDOT

No comments received.

El Paso Fire Department

No comments received.

911

No comments received.

El Paso Electric Company

No comments received.

El Paso Independent School District

No comments received.

Additional Requirements and General Comments:

1. Submit to the Planning & Inspections Department – Planning Division the following prior to recording of the subdivision.
 - a. Current certified tax certificate(s)
 - b. Current proof of ownership
 - c. Release of access document, if applicable
 - d. Set of restrictive covenants, if applicable

2. Every subdivision shall provide for postal delivery service. The subdivider shall coordinate the installation and construction with the United States Postal Service in determining the type of delivery service for the proposed subdivision. In all cases, the type and location of delivery service shall be subject to the approval of the United States Postal Service.

Attachments

1. Location map
2. Aerial map
3. Preliminary plat
4. Final Plat
5. Waiver request
6. Application

ATTACHMENT 1

MONTANA HOTEL



ATTACHMENT 2

MONTANA HOTEL



[illegible]

SUSU14-00122



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ATTACHMENT 5



December 23, 2014

SENT VIA EMAIL

Mr. Alfredo Austin
CITY OF EL PASO - Planning Department
811 Texas Street
El Paso, TX, 79901

PROJ: MONTANA HOTEL SUBDIVISION
RE: REQUEST OF STREET IMPROVEMENTS WAIVER

Dear Alfredo Austin,

On behalf of the Owner, and according to Title 19.10.050 of the Municipal Code, we are submitting this petition to waive the street improvements on Montana Avenue as indicated on your 5-day review comments letter. We are hereby seeking relief from the current street sidewalk and landscaped parkway requirements.

We believe that +50% of the lots within a quarter mile of the proposed development have already been developed and the existing street improvement is in character with the neighborhood.

We understand Montana Avenue is not compliant with the current City Code standards; however, we believe that granting the waiver will not be detrimental to the public health, safety or welfare, or injurious to other property within the area.

This waiver request does not include the required street improvements on Mescalero Drive.

We are submitting this letter along with a subdivision application.

Sincerely,
SiteWork Engineering, LLC

A handwritten signature in black ink, appearing to read "Jorge A. Garcia", written over a horizontal line.

Jorge A. Garcia, PE
Project Engineer/Owner Representative

444 EXECUTIVE CENTER, SUITE 134 • EL PASO, TX • 79902
PHONE: (915) 351-8033 • FAX: (915) 351-8055
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ATTACHMENT 6



CITY PLAN COMMISSION APPLICATION FOR MAJOR COMBINATION SUBDIVISION APPROVAL

DATE: 12/8/2014 FILE NO. SUSU14-00122
SUBDIVISION NAME: MONTANA HOTEL

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
TRACTS 9 C 2 & 9 D 2, BLOCK 2, ASCARATE GRANT
2. Property Land Uses:
- | | ACRES | SITES | | ACRES | SITES |
|---------------|-------------|----------|-----------------------|-------------|----------|
| Single-family | | | Office | | |
| Duplex | | | Street & Alley | | |
| Apartment | | | Ponding & Drainage | | |
| Mobile Home | | | Institutional | | |
| P.U.D. | | | Other (specify below) | | |
| Park | | | | | |
| School | | | | | |
| Commercial | <u>1.56</u> | <u>1</u> | Total No. Sites | | <u>1</u> |
| Industrial | | | Total (Gross) Acreage | <u>1.56</u> | |
3. What is existing zoning of the above described property? C4 Proposed zoning? C4
4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes _____ No N/A
5. What type of utility easements are proposed: Underground _____ Overhead _____ Combination of Both N/A
6. What type of drainage is proposed? (If applicable, list more than one)
SURFACE DRAIN TO FRONT STREET
7. Are special public improvements proposed in connection with development? Yes X No _____
8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes _____ No X
If answer is "Yes", please explain the nature of the modification or exception _____
9. Remarks and/or explanation of special circumstances: _____
10. Improvement Plans submitted? Yes X No _____
11. Will the proposed subdivision require the city to review and decide whether this application is subject to the standards in effect prior to the effective date of the current applicable standards? Yes _____ No X
If yes, please submit a vested rights petition in accordance with Title I (General Provisions) Chapter 1.04 - Vested Rights

City Development Department
811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 541-4024

12. Owner of record FRANCIS E. MARIE KHOURY
6308 MONTANA AVE, EL PASO TX
(Name & Address) (Zip) (Phone)
13. Developer _____
(Name & Address) (Zip) (Phone)
14. Engineer SITENWORK ENGINEERING LLC
444 EXECUTIVE CTR STE 134, ELP 79902 351-8033
(Name & Address) (Zip) (Phone)

Refer to Schedule C for
current fee.

OWNER SIGNATURE: _____

REPRESENTATIVE: _____

jgarcia@sitenworkengineering.com

NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR PROCESSING UNTIL THE PLANNING DEPARTMENT REVIEWS THE APPLICATION FOR ACCURACY AND COMPLETENESS.

City Development Department
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